

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
APRIL 25, 2023

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CALL TO ORDER:

The meeting was called to order at 6:00 p.m. A quorum was present.

DIRECTORS PRESENT VIA ZOOM:

Vice President, Audria Quillian, Treasurer, Rob Staniford, Secretary, Frank Hall and Member, Marcy Hogan-McCullough

DIRECTORS ABSENT:

President, Yolanda De Ramus

BALI MANAGEMENT:

Debbie Schneider

OTHERS PRESENT:

Homeowners: Brenda Hanes, Sue Danielson, Cheryl Jones, Bonnie Tann, and Justin Potier

HOMEOWNER FORUM:

Cheryl Jones inquired who is responsible to paint the walkway from her house to the sidewalk. The Board noted that it was individual owner's responsibility.

REVIEW OF MINUTES:

A motion was made by Audria Quillian to approve the March 28, 2023 Board Meeting Minutes. Seconded by Rob Staniford. Unanimously approved.

FINANCIALS:

California Civil Code 5500 requires that the Board review financial documents and statements on a monthly basis, including the operating accounts, reserves, actual operating revenue and expenses versus the budgeted amounts, account statements, income and expense statements for reserves, check register, monthly general ledger and delinquent assessment A/R report. The Board acknowledged receipt of the Association's financial statement, including the operating accounts, reserves, actual operating revenue and expenses versus the budgeted amounts, account statements, income and expense statements for reserves, check register, monthly general ledger and delinquent assessment A/R report for March 31, 2023. Treasurer Staniford reviewed the statement. A motion was made by Audria Quillian to approve the Financial Statement. Seconded by Marcy Hogan-McCullough. Unanimously approved.

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Bali will ask International City Bank how often we will receive a statement for our new CD.

AWARENESS TASK FORCE COMMITTEE:

The Committee met on Tuesday, April 11, 2023. Audria Quillian read the report. A recap of the report is as follows:

The Emergency Preparedness Drill scheduled for May 20, 2023, at 10:30 am was discussed. All residents in Crown Pointe are encouraged to attend the drill. A review of the exercise was explained including manual gate opening, alerting of residents via email, meeting places, checking on neighbors, gathering of supplies, volunteers, and a debriefing following the drill. Edie Rosenfield, homeowner, prepared an eye-catching and informative flyer for the event. Audria (CPATF) is looking into a possible light lunch to follow the event. A motion was made by Rob Staniford to approve sending out the flyer. Seconded by Frank Hall. Unanimously approved.

The CPATF committee under Marcy McCullough's lead has been researching possible CPR classes for committee members and volunteers. Justin Potier also volunteered to contact a friend who knows of a certified instructor who may charge less. Justin Potier (CPATF) followed up with information on a *Meet & Greet* with Megan Kerr (District 5) and LA Supervisor Janice Hahn's office. Representatives of both offices are coordinating availability of dates for May or June. CPATF is also considering inviting representatives from the LBPD North Division. Updates will be reported at our next meeting.

CPATF will provide a table for the *Crown Pointe Block Party* on September 23, 2023.

There were no incident reports in March and so far, none in April.

The next CPATF meeting is Tuesday, May 9, 6:30 pm. (Location TBD)

LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

Brenda Hanes reviewed the monthly Landscape Committee report.

The LAC engaged in two walks of the community with the intent of taking note and identifying areas of concern throughout the development. This first walk focused on stucco walls. It was observed that several stucco wall locations throughout Crown Pointe are in need of repair and/or cleaning – removal of mold and algae. It is suspected that

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much of the damage can be attributed to the unusual rainfall this past season creating a perfect environment for mold and algae build up. The LAC acknowledges that its assessment is not one performed by a licensed contractor “HazMat” team. Several locations were noted on the report.

Proposal was received from Brightview to enhance and re-landscape the Edith entrance. The Board requested that Brightview submit a proposal for the Terrylynn entrance as well. The Board will vote on both proposals once received. A special meeting will be scheduled if possible. A homeowner also inquired about the area right behind the guard shack.

ARCHITECTURAL REQUESTS:

623 Terrylynn Place – Repair roof and Installation of 16 Solar Panels. LAC recommends Board approval. A motion was made by Audria Quillian to approve the request. Seconded by Marcy Hogan-McCullough. 4 approve, 1 abstain (Hall).

SOCIAL COMMITTEE:

Cheryl Jones noted that the Committee met on April 13, 2023 via Zoom. The Committee is currently working on the Block Party scheduled for September 23, 2023. The next meeting is May 11, 2023. Discussion also ensued about local businesses donating prizes and the HOA possibly including an advertisement for those businesses in our newsletter.

EXTERIOR ENHANCEMENT SUB-COMMITTEE:

No Report

MAINTENANCE:

Bali reported that the City of Long Beach had issued a work order to investigate the storm drain near 607 Avery Place. Water is constantly flowing out of that drain from the properties behind Crown Pointe. The Easement is maintained by the City. Bali will forward a copy of the Easement to the City if needed. Bali was requested to ask Brightview to clean the street after the matter is resolved.

Bali noted that the USPS would be installing the new mailboxes on May 4, 2023. Notices have been e-blasted to owners. Audria Quillian volunteered to post notices at the gate.

ADMINISTRATIVE:

The telephone call log/maintenance action item list from Bali Management for the period March 24, 2023 through April 19, 2023 was reviewed.

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NEXT MEETING:

The next regular meeting of the Board will be June 27, 2023 at 6:00 p.m. The Annual homeowners meeting will be May 23, 2023.

ADJOURNMENT:

The Board adjourned the meeting at 6:59 p.m. into Executive Session for 3rd party contracts, a review of delinquent accounts, rule violations and owner vs. HOA responsibilities.

Submitted by:

Debbie Schneider
Bali Management Group

CERTIFICATION BY SECRETARY:

I, _____, am the duly appointed Secretary of Crown Pointe Community Association, Inc. and hereby certify that these minutes were approved by the Association's Board of Directors on _____.

Duly Appointed Secretary, Crown Pointe Community Association, Inc.